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2026541057D

Doc# 2026541057 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/21/2020 12:34 PM PG: 1 OF 5

THIS INSTRUMENT PREPARED

BY: Jay Zabel
Zabel Law, LLC
55 W Monroe, Ste 3330
Chicago, IL 60603

SEE PAGE 2 FOR MAIL TO
INFORMATION

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

THE GRANTOR, JT CLARK BRYN MAWR, LLC, an Illinois limited liability company, having an office at 1613 Colonial Parkway, Inverness, IL 60067, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable consideration in hand paid, GRANTS, BARGAINS AND SELLS to, GRANTEE, HAMRA GATEWAY, LLC, a Missouri limited liability company, having an office at 1855 South Ingram Mill Road, Ste 100, Springfield, Missouri 65804. all of such Grantor's respective interests in the Real Estate legally described on EXHIBIT A attached hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the said interests in the Real Estate, together with the respective interests in the improvements thereon and the rights, easements, privileges, hereditaments and appurtenances thereunto belonging or appertaining, and remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim or demand whatsoever, of such Grantor, either in law or in equity, of, in and to the Real Estate, with the hereditaments and appurtenances, unto Grantee, its successors, heirs and assigns forever

The Grantor will warrant and defend the Real Estate described above against all persons lawfully claiming by, through or under Grantor, subject however to the matters set forth on EXHIBIT B.

Permanent Real Estate Index Number(s): 02-12-101-045-0000

Address of Real Estate: 1101 East Dundee Rd., Palatine, IL

[signature page to follow]

REAL ESTATE TRANSFER TAX

02-Sep-2020



COUNTY: 600.00
ILLINOIS: 1,200.00
TOTAL: 1,800.00

02-12-101-045-0000

| 20200901682886 | 2-138-370-528

2065A130180LP

185 mw

Chicago Title


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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 27th day of August, 2020.

SELLER:

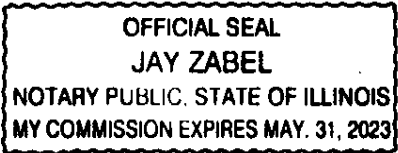
JT CLARK BRYN MAWR, LLC, an Illinois limited liability company


By: 
Name: Savas Er, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Jay Zabel, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Savas Er, the Manager of JT Clark Bryn Mawr, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in as such capacity, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 27th day of August, 2020




Notary Public

Prepared By: Jay Zabel
Zabel Law, LLC
55 W Monroe St, Ste 3330
Chicago, IL 60603

Mail To:
Hamra Gateway, LLC
c/o Michael K. Hamra
1855 South Ingram Mill Road, Ste 100
Springfield, MO

UNOFFICIAL COPY**LEGAL DESCRIPTION**

PARCEL 1: THAT PART OF LOT 1 IN THE RESUBDIVISION OF LOT 2 IN PARK PLACE/WAL-MART SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2010 AS DOCUMENT NUMBER 1008822049, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER THEREOF, SAID CORNER ALSO BEING THE MOST SOUTHERLY CORNER OF FREMD 1ST ADDITION RECORDED AS DOCUMENT NUMBER 16928705, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF THE RAND ROAD (U.S. ROUTE 12) RIGHT-OF-WAY; THENCE NORTH 36 DEGREES 54 MINUTES 11 SECONDS EAST, ALONG A NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 167.72 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 53 DEGREES 05 MINUTES 49 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 198.96 FEET TO A SOUTHEASTERLY LINE OF SAID LOT 1, SAID LINE BEING A COMMON LINE WITH LOT 4 IN PARK PLACE/WAL-MART SUBDIVISION, RECORDED AS DOCUMENT NUMBER 0312103000; THENCE NORTH 37 DEGREES 01 MINUTE 06 SECONDS EAST, ALONG SAID COMMON LINE, 123.76 FEET, TO A COMMON CORNER THEREOF; THENCE SOUTH 53 DEGREES 18 MINUTES 00 SECONDS EAST, ALONG A COMMON LINE THEREOF, 94.40 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING ON A COMMON LINE WITH LOT 1 IN SAID PARK PLACE/WAL-MART SUBDIVISION; THENCE NORTH 00 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID COMMON LINE, 14.52 FEET TO A COMMON CORNER THEREOF; THENCE NORTH 32 DEGREES 34 MINUTES 57 SECONDS EAST, ALONG A COMMON LINE THEREOF, 120.77 FEET, TO A COMMON CORNER THEREOF; THENCE NORTH 38 DEGREES 46 MINUTES 09 SECONDS WEST, 7.44 FEET TO A CORNER OF LOT 1 IN SAID RESUBDIVISION, SAID CORNER ALSO BEING A COMMON CORNER OF LOT 3 IN SAID PARK PLACE/WAL-MART SUBDIVISION; THENCE NORTH 00 DEGREES 07 MINUTES 39 SECONDS WEST, ALONG A COMMON LINE THEREOF, 145.00 FEET, TO A COMMON CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE DUNDEE ROAD (STATE ROUTE 68) RIGHT-OF-WAY; THENCE SOUTH 89 DEGREES 52 MINUTES 21 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 227.00 FEET TO A COMMON CORNER OF SAID FREMD 1ST ADDITION AND SAID RESUBDIVISION; THENCE SOUTH 36 DEGREES 54 MINUTES 11 SECONDS WEST, ALONG A COMMON LINE THEREOF, 237.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS, PARKING AND USE OF FACILITIES AS CONTAINED IN DECLARATION MADE BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE RECORDED MAY 19, 2003 AS DOCUMENT NO. 0313932098, AS AMENDED BY FIRST AMENDMENT TO EASEMENT WITH COVENANTS AND RESTRICTIONS THE LAND RECORDED FEBRUARY 7, 2007 AS DOCUMENT NO. 0703822133 AND BY SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING THE LAND RECORDED APRIL 13, 2010 AS DOCUMENT NO. 1010333065.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR CROSS PARKING, ACCESS, PYLON SIGN, UTILITY, SERVICE, WATER AND PARKING LOT LIGHTING AS CONTAINED IN DECLARATION MADE BY AND BETWEEN BANK ONE, N.A., LASALLE BANK, AS TRUSTEE AND WAL-MART REAL ESTATE BUSINESS TRUST, RECORDED MAY 19, 2003 AS DOCUMENT 0313932099.

CONTAINING 75,971.88 SQUARE FEET (1.744 ACRES), MORE OR LESS.

Common Address: 1101 East Dundee Road, Palatine, IL

PIN: 02-12-101-045-0000

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EXHIBIT "B"

PERMITTED EXCEPTIONS.

A. THE FOLLOWING ENCUMBRANCES AND OTHER MATTERS:

1. 2020 taxes not yet due or payable.
2. Easement in, upon, under, over and along the area marked Exhibit "A" on the sketch attached thereto, being a part of the Land to install and maintain all equipment for the purpose of serving the Land and other property with telephone and electric service, together with right of access to said equipment, as created by grant to Commonwealth Edison Company and Illinois Bell Telephone Company recorded July 29, 1987 as Document No. 87177406 as shown on final Plat of Place/Walmart Subdivision recorded May 1, 2003 as Document No. 0312103000.

Easement disclaimer and reservation document recorded November 19, 1999 as Document No. 09091161 made by Commonwealth Edison Company and Ameritech A/K/A Illinois Bell Telephone Company A/K/A the Illinois Bell Telephone Company, disclaiming all rights, title and interest it may have in and to the premises under and by virtue of the utility easement granted and reserved in the easement document recorded July 29, 1987 as Document No. 87177406, but, retains all rights under "the Retained Easement Area" as shown on the sketch attached as Exhibit "A" to the easement disclaimer and reservation document.

Note: As depicted on the Plat of Resubdivision of Lot 2 in Park Place/Wal-Mart

Subdivision. (For further particulars, see Plat of Resubdivision.)

3. Easement Agreement recorded May 19, 2003 as Document Number 0313932100 and the terms and conditions contained therein.
4. Building line as shown on the Plat of Resubdivision of Lot 2 in Park Place/Wal-Mart Subdivision recorded March 29, 2010 as Document No. 1008822049.

(Affects the North 30 feet of the land)

5. Terms, provisions and conditions of the easements with covenants and restrictions affecting the land, made by and between Wal-Mart Real Estate Business Trust, a Delaware Statutory Trust, LaSalle Bank National Association, Successor Trustee to LaSalle National Bank, as trustee under trust number 110109, relating to use, construction, among other things, recorded May 19, 2003 as Document No. 0313932098.

First Amendment to easements with covenants and restrictions affecting land recorded February 7, 2007 as Document No. 0703822133.

Notice statement/Section 19 of easements with covenants and restrictions affecting

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land/Document No. 0313932098, recorded February 7, 2007 as Document No. 0703822143.

Notice statement/Section 19 of easements with covenants and restrictions affecting land/Document No. 0313932098, recorded October 17, 2003 as Document No. 0329045226.

Second Amendment to easements with covenants and restrictions affecting land recorded April 13, 2010 as Document No. 1010333065.

Notice statement/Section 19 of easements with covenants and restrictions affecting land (Document No. 0313932098) recorded February 1, 2018 as Document No. 1803215126.

6. Terms and provisions contained in the Covenants and Restrictions recorded May 19, 2003 as document 0313932099; Notice Statement recorded October 17, 2003 as Document Number 0329045227;

Notice Statement recorded February 7, 2007 as Document Number 0703822142; Notice Statement recorded February 1, 2018 as Document Number 1803215125.

7. Covenants and Restrictions contained in the Declaration of Restrictive Covenants dated May 29, 2018 and recorded June 4, 2018 as Document No. 1815516028.
8. (a) Terms, provisions, and conditions relating to the easement described as Parcels 2 and 3 contained in the instrument creating said easement.

(b) Rights of the adjoining owner or owners to the concurrent use of said easements.